



## Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review

Land Use Administration Division

900 E. Broad Street, Room 511

Richmond, Virginia 23219

(804) 646-6304

<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- ☐ **special use permit, new**  
☐ **special use permit, plan amendment**  
☐ **special use permit, text only amendment**

### Project Name/Location

Property Address: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Map #: \_\_\_\_\_ Fee: \_\_\_\_\_

Total area of affected site in acres: \_\_\_\_\_

(See **page 6** for fee schedule, please make check payable to the "**City of Richmond**")

### Zoning

Current Zoning: \_\_\_\_\_

Existing Use: \_\_\_\_\_

### Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes ☐ No ☐ If Yes, please list the Ordinance Number: \_\_\_\_\_

### Applicant/Contact Person:

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_( ) \_\_\_\_\_ Fax: \_( ) \_\_\_\_\_

Email: \_\_\_\_\_

### Property Owner:

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_( ) \_\_\_\_\_ Fax: \_( ) \_\_\_\_\_

Email: \_\_\_\_\_

### Property Owner Signature:

*[Handwritten Signature]*

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

July 28, 2022

Special Use Report:

2818 Monument Avenue

2818 Monument Avenue ("The property") is located on the north side of Monument Avenue between Arthur Ashe Boulevard and Sheppard Street in the Museum District. It is bounded by an alley to the north 2816 Monument Ave (a 12 unit apartment building) to the east, by 2820 Monument Avenue (a 3 unit apartment building) to the west and by Monument Avenue to the south. The property consists of 3900 square feet and is zoned R-48. The current use for the property is a vacant lot.

The proposed plan would construct an approximately 11,344 sf building with 8 apartments. The building would have a half basement with three floors above it. The total height of the building will be in line with the building to the east and west of the subject property. The apartments would be a mix of one bedroom and two bedroom units with two units per floor, one facing the street and one facing the alley. Each apartment will have access from the front of the building and the rear apartments will have a second access from the rear. All apartments will have balconies and approximately 1,418 square feet of heated space. The basement and first floor will consist of one bedroom one bathroom units and the second and third floor will consist of 2 bedroom 2 bath units.

The project will not be detrimental to the safety, health, morals and general welfare of the community.

Parking is being provided in accordance with the zoning ordinance. The level of density is commensurate with the current and historic patterns of this district. The project will not tend to create congestion in streets, roads, alleys, and other public ways and places in the area involved.

All work will be done in accordance with local building codes and will not create hazards from fire, panic, or other dangers.

There is no concentration of population which could cause overcrowding of land and undue concentration of population.

The proposed project will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposals, transportation or other public requirements, conveniences and improvements.

The project will not interfere with adequate light and air.

OVER SHEET  
SITE PLAN



residential commercial reconstruction

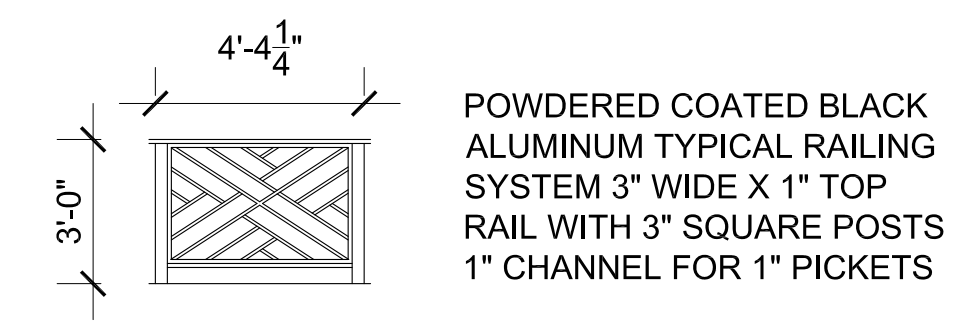
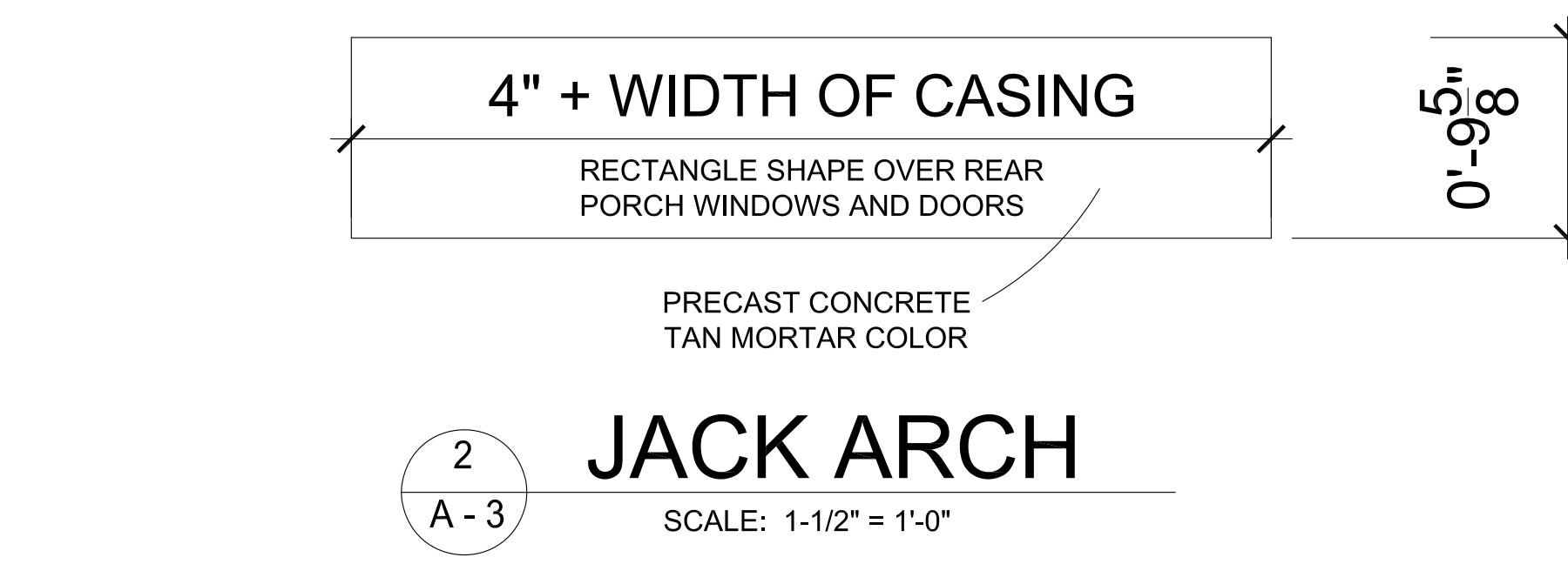
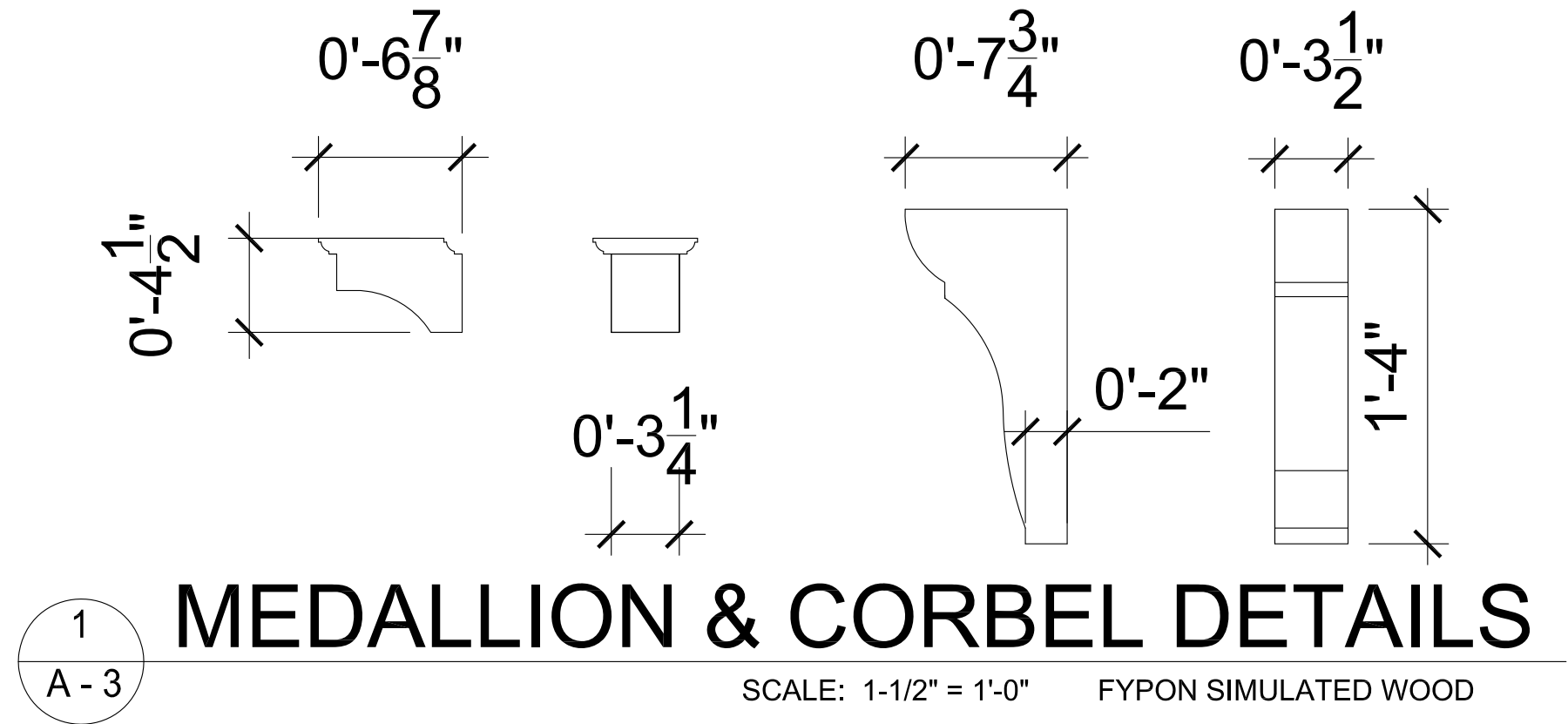
APARTMENT PROJECT  
2818 MONUMENT AVENUE  
RICHMOND, VIRGINIA

PROJECT NUMBER: 2022-17  
DATE: February 8, 2022 REV 5-27-22  
DRAWN BY: CWA REV 8-24-22  
REV 8-25-22  
REV 10-24-22  
REV 11-18-22  
REV 1-5-23

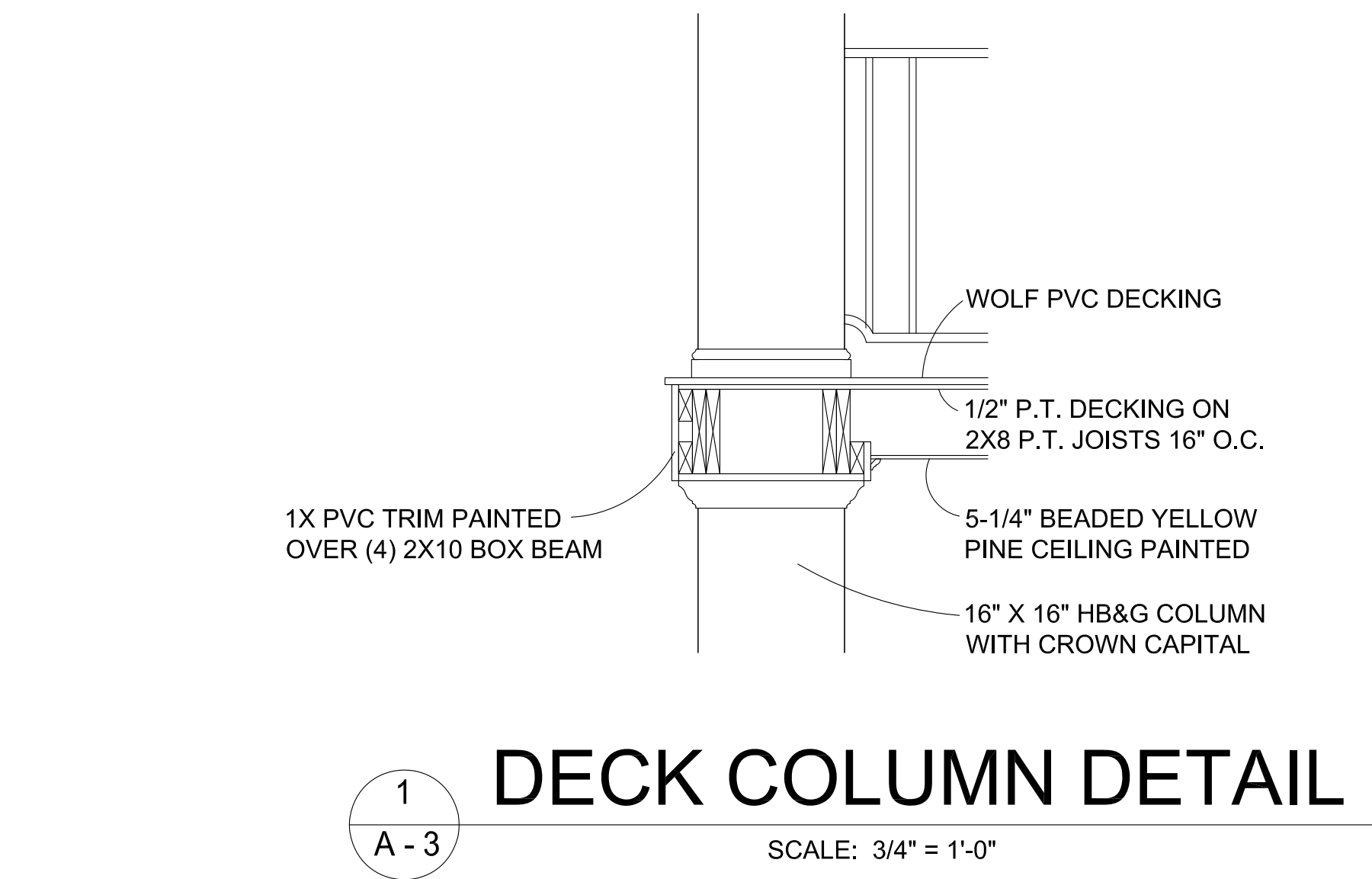
# A-2

## FLOOR PLANS





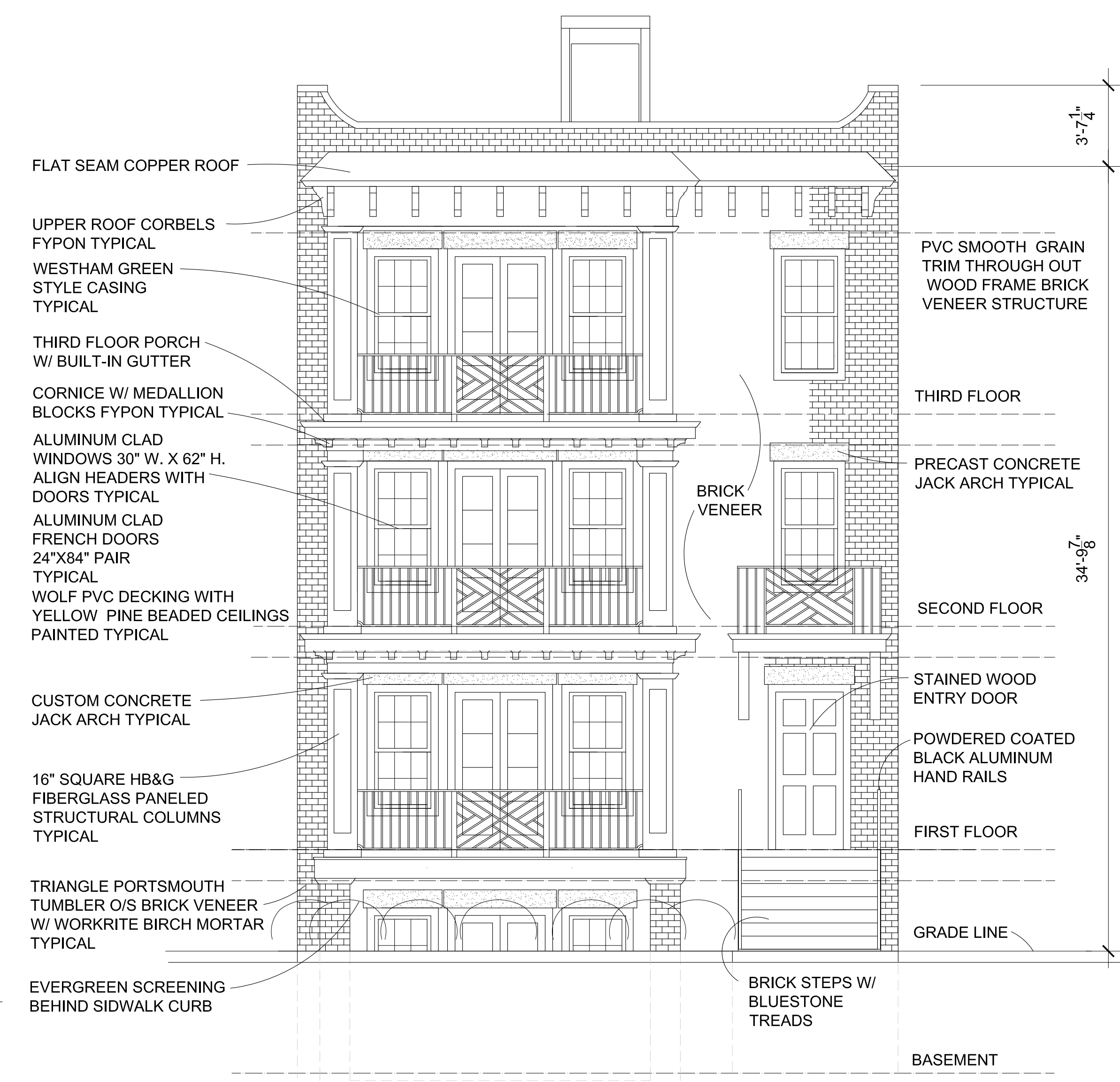
RAILING DETAIL  
SCALE: 1/4" = 1'-0"



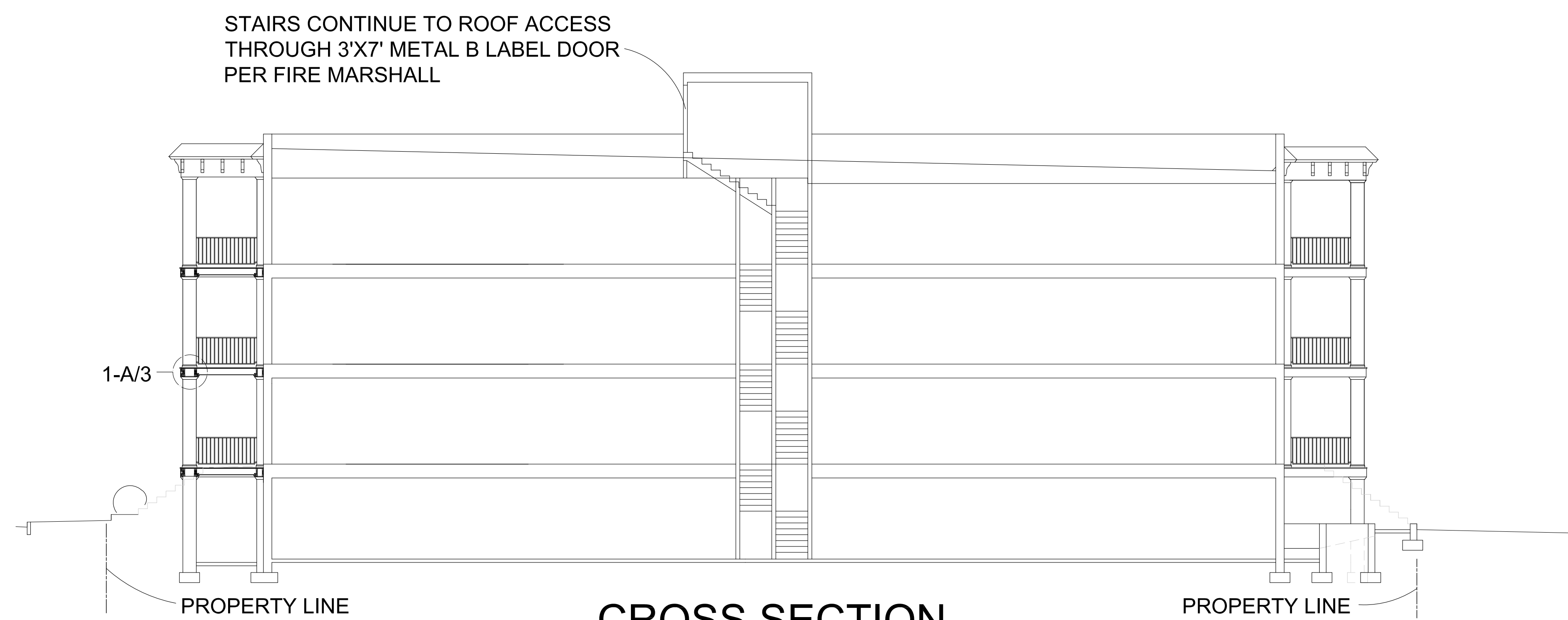
DECK COLUMN DETAIL  
SCALE: 3/4" = 1'-0"



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

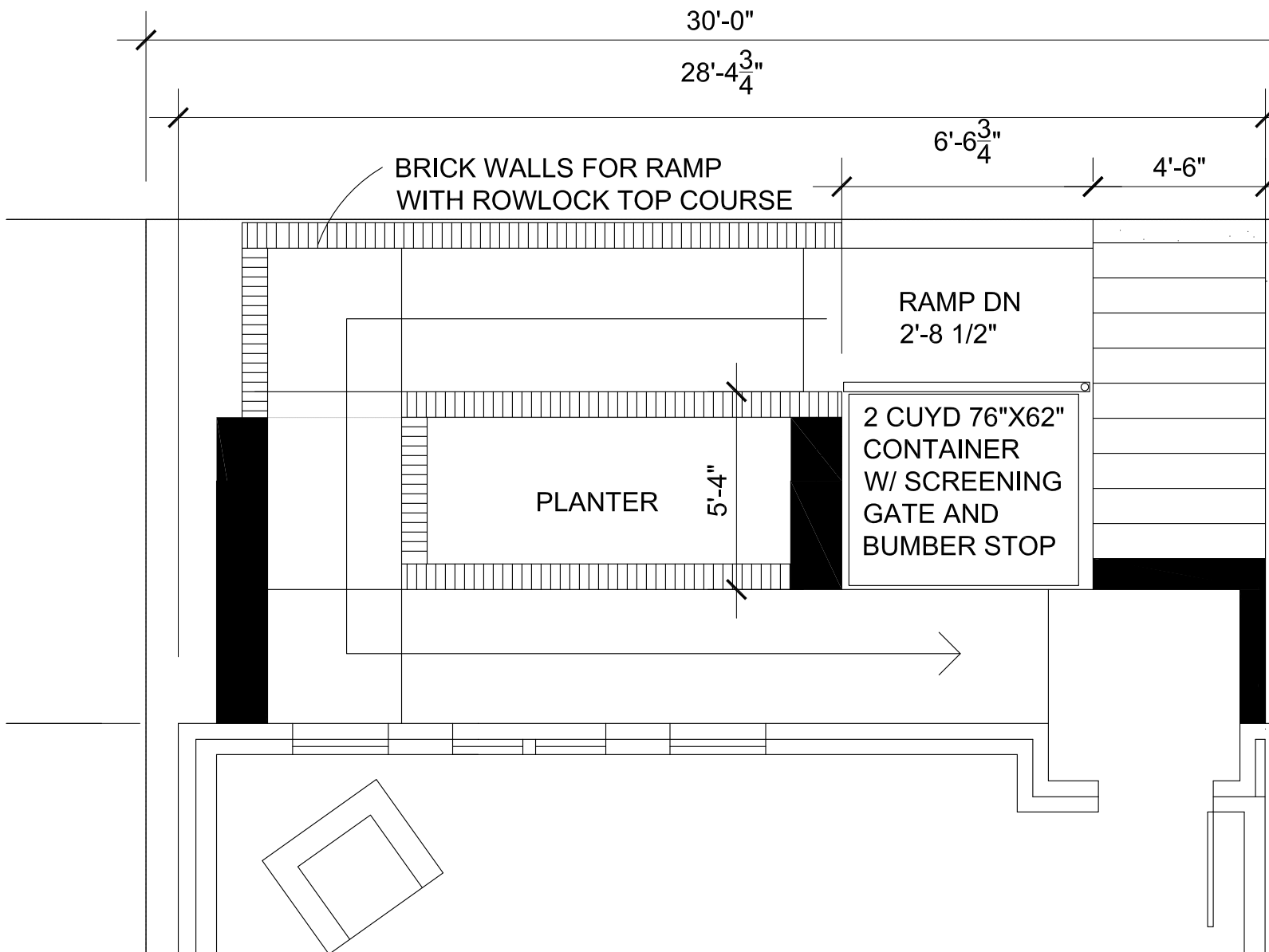


SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



CROSS SECTION  
SCALE: 1/8" = 1'-0"

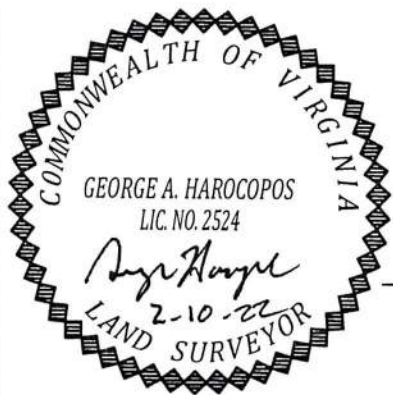
# ALLEY



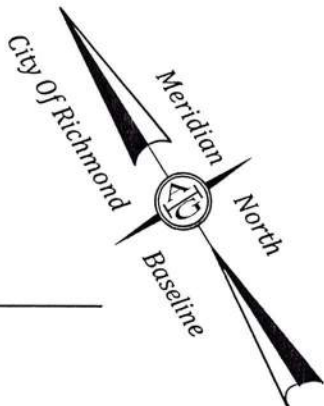
This is to certify that on 2/10/22  
I made an accurate field survey of the known premises  
shown hereon; that all improvements known or visible  
are shown hereon; that there are no encroachments by  
improvements either from adjoining premises, or from  
subject premises upon adjoining premises, other than  
shown hereon.

NOTE: THIS LOT APPEARS  
TO BE IN FEMA FLOOD ZONE  
X AS SHOWN ON HUD  
COMMUNITY PANEL NUMBERS  
5101290036D

NOTE:  
This survey has been prepared without  
the benefit of a title report and does  
not therefore necessarily indicate all  
encumbrances on the property.

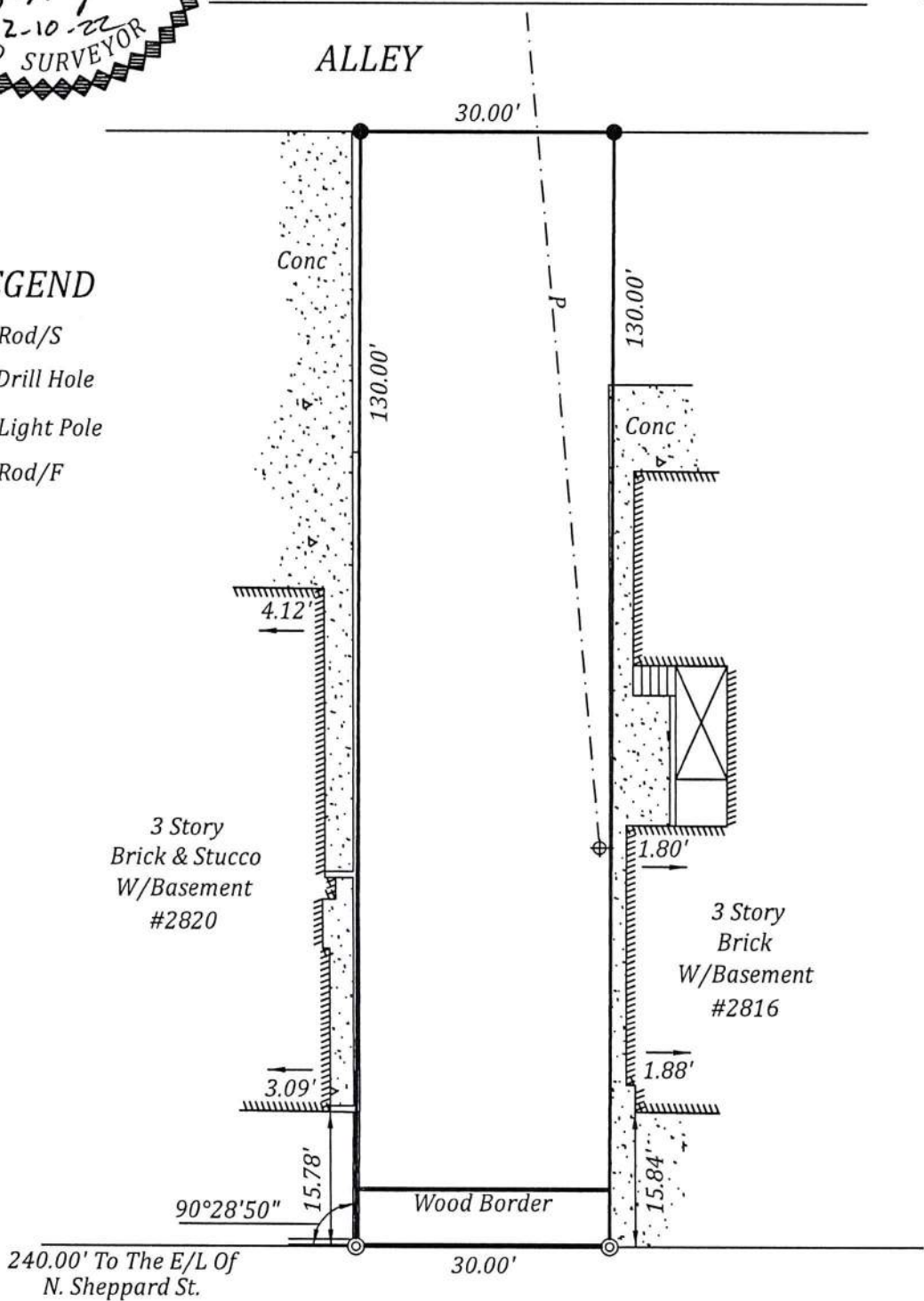


Subject Parcel Info  
W0001291025  
0.090 Acres



LEGEND

- Rod/S
- ⊙ Drill Hole
- ⊕ Light Pole
- Rod/F



MONUMENT AVENUE

SURVEY OF  
LOT AND IMPROVEMENTS THEREON LOCATED AT  
#2818 MONUMENT AVENUE  
RICHMOND, VIRGINIA

JN 51472

A. G. HAROCOPOS & ASSOCIATES, P.C.  
CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112  
Office 804 744 2630 FAX 804 744 2632  
E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=20' Date 2/10/22 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE  
USE OF LEWIS LITTLE



**City of Richmond  
Department of Planning  
& Development Review**

**Special Use Permit**

**LOCATION:** 2818 Monument Avenue

**APPLICANT:** Siwel Renovations LLC

**COUNCIL DISTRICT:** 1

**PROPOSAL:** To authorize the special use of the property known as 2818 Monument Avenue for the purposes of a multi-family building, upon certain terms and conditions

*For questions, please contact David Watson  
at 804-646-1036 or [David.Watson@rva.gov](mailto:David.Watson@rva.gov)*

